



Address: [4100 BRYANT IRVIN RD](#)
City: FORT WORTH
Georeference: 8475-4-1R2R
Subdivision: COUNTRY DAY MEADOWS ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6954514476
Longitude: -97.4121992989
TAD Map: 2024-372
MAPSCO: TAR-088D



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COUNTRY DAY MEADOWS
ADDITION Block 4 Lot 1R2R

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 80526993
Site Name: TOWNE'S DRIVE THRU COFFEE & BREAKFAST
Site Class: FSSnackConc - Food Service-Snack Bar/Concession Booth
Parcels: 1

State Code: F1
Year Built: 1988
Personal Property Account: N/A
Agent: INTEGRATAX (00753)
Notice Sent Date: 4/15/2025
Notice Value: \$355,467
Protest Deadline Date: 5/31/2024

Primary Building Name: 4100 BRYANT IRVIN / 06023509
Primary Building Type: Commercial
Gross Building Area+++: 2,556
Net Leasable Area+++: 2,556
Percent Complete: 100%
Land Sqft*: 12,405
Land Acres*: 0.2847
Pool: N

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BELLAIRE CONSTRUCTION LLC

Primary Owner Address:
4201 ANITA AVE
FORT WORTH, TX 76109

Deed Date: 10/26/2020
Deed Volume:
Deed Page:
Instrument: [D220284157](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZANES SERVICES LP	9/15/2010	D210229011	0000000	0000000
ZANES ROBERT G	6/30/1993	00111300001511	0011130	0001511
JAY KUHNE ENTERPRISES INC	11/4/1987	00091500001727	0009150	0001727
SEVENTH NCS REALTY CO	1/1/1986	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$231,417	\$124,050	\$355,467	\$257,645
2024	\$90,654	\$124,050	\$214,704	\$214,704
2023	\$90,654	\$124,050	\$214,704	\$214,704
2022	\$75,950	\$124,050	\$200,000	\$200,000
2021	\$93,163	\$86,835	\$179,998	\$179,998
2020	\$93,163	\$86,835	\$179,998	\$179,998

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.